DEPT OF CORRECTIONS

STATE OF NEVADA

DEPARTMENT OF ADMINISTRATION
STATE PUBLIC WORKS DIVISION
FACILITY CONDITION ASSESSMENT

PROPERTY PORTFOLIO REVIEW

PROJECT ADDENDUM

NORTHEAST REGION
ELY STATE PRISON COMPLEX
9941 - ELY STATE PRISON SITE
4569 N STATE ROUTE 490
ELY, NV 89301-
WHITE PINE COUNTY

SURVEY DATE: 04/23/2024

TABLE OF CONTENTS

*The **FCA PROGRAM**, established by the State Public Works Division (SPWD), fulfills oversight responsibilities under NRS 341.128 (periodically inspect state-owned institutions) and NRS 331.110 (inventory of state property).*

*The **Property Portfolio Review** is a two-part evaluation offering an assessment of a property's condition and prioritized project recommendations with preliminary cost estimates.*

INTRODUCTION

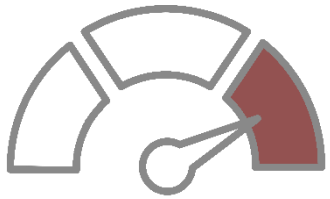
The **Project Addendum** is part two of the **Property Portfolio Review**, building on the foundation of the Facility Insights report, which assesses the condition of the property and its facilities. It outlines post-assessment projects, categorized within the SPWD's building management system, by priority, status designation, and preliminary cost estimate. Building management components include ADA, culinary, electrical, energy, environmental, exterior, HVAC, interior, plumbing, safety, security, site, and structural systems.

Projects are prioritized by urgency and address the most pressing needs effectively:

- **Priority 1**, 0 - 2 years, **Currently Critical**: Requires immediate action.
- **Priority 2**, 2 - 4 years, **Necessary – Not Yet Critical**: Preemptive attention to avoiding deterioration.
- **Priority 3**, 4 - 10 years, **Long Term Needs**: Investment planning and functional improvements.

Projects are assigned a status designation of **new**, **in progress**, **completed**, **deferred** or **canceled**. Preliminary cost estimates are based on multiple sources, including the **RS Means Cost Estimating Guide**, similar **SPWD construction projects**, and **contractor pricing**, factoring in labor, location, materials, profit, and overhead. **Soft costs** (design fees, testing, permits) are not include.

Disclaimer: Observations are limited to **accessible areas** and conditions present during the survey.
Accurate Forecasting: Updated estimates must be obtained that include soft costs and professional evaluations.



PRIORITY 1: CURRENTLY CRITICAL, REQUIRES IMMEDIATE ACTION

BUILDING #10 - WORK & RECREATION

$1,696,600

PRIORITY 1
0 - 2 years

NEW STRUCTURAL - 10/27/2025

1424-STR-1: MEZZANINE REMOVAL

A 1,500 square foot mechanical mezzanine is structurally compromised. The existing concrete mezzanine floor is spalled, cracked and exposed rebar is severely deteriorated. Temporary shoring is in place to prevent structural failure. This project will remove the failed mezzanine components and replace any part that is structurally necessary for building stability.

BUILDING #11 - WAREHOUSE/CENTRAL PLANT

Image from 2015 FCA Survey

$892,400

PRIORITY 1
0 - 2 years

NEW ELECTRICAL - 10/28/2025

1425-ELE-1: EMERGENCY GENERATOR UPGRADE

There are thee emergency generators to provide emergency power to the site. One of the generators is currently inoperable and the site requires all three generators to maintain full operations at the site. This project recommends repair of the inoperable generator and a full preventive maintenance review of the two other generators.

ELY STATE PRISON SITE

$600,000

PRIORITY 1
0 - 2 years

REINSTATED SITE ISSUES - 10/29/2025

9941-SIT-9: SIDEWALK REPLACEMENT

The campus includes a network of concrete pedestrian pathways, including accessible routes to each building. However, many sections have deteriorated or settled over time, resulting in noncompliant slopes and trip hazards. Additionally, ADA-compliant parking and accessible routes to public entrances are limited. This project proposes the replacement of damaged sidewalks, incorporating all necessary accessibility upgrades in accordance with a professionally developed, sitewide accessibility plan. The construction estimate is based on an assumed area of 20,000 square feet.

ELY STATE PRISON SITE

$598,800

PRIORITY 1
0 - 2 years

NEW SAFETY ISSUES - 10/29/2025

9941-SFT-1: ARC FLASH & BREAKER COORDINATION STUDY SITEWIDE

Arc flash and breaker coordination studies have not been performed or are over five years overdue, as required by current NFPA 70E standards and electrical codes. These standards mandate updated studies and arc flash labeling on all electrical panels every five years. This project includes conducting the necessary coordination study, system evaluation, adjustments, and updated arc flash labeling. Note: Electrical systems older than 50 years may lack required Ampere Interrupting Capacity (AIC) labeling. If so, a full system replacement may be necessary before these studies can be completed. The cost of such replacement is not included in this project.

HOUSING UNIT #3

$546,600

PRIORITY 1
0 - 2 years

Image Applicable to Housing Units 1-8

Image Applicable to Housing Units 1-8

NEW BUILDING INTERIOR - 10/24/2025

1417-INT-2: OFFENDER SHOWER REPLACEMENT

The existing showers, original to the facility and nearly 40 years old, have inadequately supported steel pans that have sagged over time, causing leaks into adjacent areas and ongoing maintenance issues. Complete demolition and replacement are recommended with new stainless-steel shower stalls designed to meet Prison Rape Elimination Act (PREA) standards, including individual shower gate doors with electronic locks to improve safety, security, and hygiene.

HOUSING UNIT #6

$546,600

PRIORITY 1
0 - 2 years

Image Applicable to Housing Units 1-8

Image Applicable to Housing Units 1-8

NEW BUILDING INTERIOR - 10/24/2025

1420-INT-2: OFFENDER SHOWER REPLACEMENT

The existing showers, original to the facility and nearly 40 years old, have inadequately supported steel pans that have sagged over time, causing leaks into adjacent areas and ongoing maintenance issues. Complete demolition and replacement are recommended with new stainless-steel shower stalls designed to meet Prison Rape Elimination Act (PREA) standards, including individual shower gate doors with electronic locks to improve safety, security, and hygiene.

HOUSING UNIT #5

$546,600

PRIORITY 1
0 - 2 years

Image Applicable to Housing Units 1-8

Image Applicable to Housing Units 1-8

NEW BUILDING INTERIOR - 10/24/2025

1419-INT-2: OFFENDER SHOWER REPLACEMENT

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HOUSING UNIT #4

$546,600

PRIORITY 1
0 - 2 years

Image Applicable to Housing Units 1-8

Image Applicable to Housing Units 1-8

NEW BUILDING INTERIOR - 10/24/2025

1418-INT-2: OFFENDER SHOWER REPLACEMENT

The existing showers, original to the facility and nearly 40 years old, have inadequately supported steel pans that have sagged over time, causing leaks into adjacent areas and ongoing maintenance issues. Complete demolition and replacement are recommended with new stainless-steel shower stalls designed to meet Prison Rape Elimination Act (PREA) standards, including individual shower gate doors with electronic locks to improve safety, security, and hygiene.

HOUSING UNIT #7

$546,600

PRIORITY 1
0 - 2 years

Image Applicable to Housing Units 1-8

Image Applicable to Housing Units 1-8

NEW BUILDING INTERIOR - 10/24/2025

1421-INT-2: OFFENDER SHOWER REPLACEMENT

The existing showers, original to the facility and nearly 40 years old, have inadequately supported steel pans that have sagged over time, causing leaks into adjacent areas and ongoing maintenance issues. Complete demolition and replacement are recommended with new stainless-steel shower stalls designed to meet Prison Rape Elimination Act (PREA) standards, including individual shower gate doors with electronic locks to improve safety, security, and hygiene.

HOUSING UNIT #1

$546,600

PRIORITY 1
0 - 2 years

Image Applicable to Housing Units 1-8

Image Applicable to Housing Units 1-8

NEW BUILDING INTERIOR - 10/24/2025

0699-INT-2: OFFENDER SHOWER REPLACEMENT

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HOUSING UNIT #8

$546,600

PRIORITY 1
0 - 2 years

Image Applicable to Housing Units 1-8

Image Applicable to Housing Units 1-8

NEW BUILDING INTERIOR - 10/24/2025

1422-INT-2: OFFENDER SHOWER REPLACEMENT

The existing showers, original to the facility and nearly 40 years old, have inadequately supported steel pans that have sagged over time, causing leaks into adjacent areas and ongoing maintenance issues. Complete demolition and replacement are recommended with new stainless-steel shower stalls designed to meet Prison Rape Elimination Act (PREA) standards, including individual shower gate doors with electronic locks to improve safety, security, and hygiene.

HOUSING UNIT #2

$546,600

PRIORITY 1
0 - 2 years

Image Applicable to Housing Units 1-8

Image Applicable to Housing Units 1-8

NEW BUILDING INTERIOR - 10/24/2025

0123-INT-2: OFFENDER SHOWER REPLACEMENT

The existing showers, original to the facility and nearly 40 years old, have inadequately supported steel pans that have sagged over time, causing leaks into adjacent areas and ongoing maintenance issues. Complete demolition and replacement are recommended with new stainless-steel shower stalls designed to meet Prison Rape Elimination Act (PREA) standards, including individual shower gate doors with electronic locks to improve safety, security, and hygiene.

BUILDING #9 - SCHEDULED SERVICES

$316,800

PRIORITY 1
0 - 2 years

NEW BUILDING INTERIOR - 10/27/2025

1423-INT-8: SALLY PORT DOORS & CONTROLS REPLACEMENT

The Sallyport doors are original and approaching 40 years old. They are a main point of personnel traffic in and out of the prison and heavily used. Door tracks are worn and replacement parts are difficult to source. This project will design and construct replacement door motors, tracks and controls.

ELY STATE PRISON SITE

$175,000

PRIORITY 1
0 - 2 years

NEW ENVIRONMENTAL - 10/29/2025

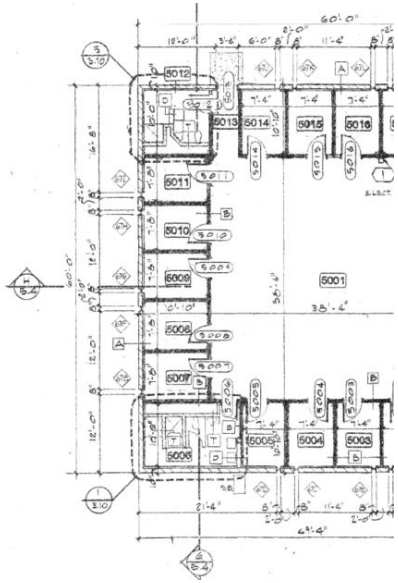
9941-ENV-3: WASTEWATER TREATMENT REPAIRS

The waste water treatment systems is approaching 40 years old and in need of upgrades. One of the retention pond liners is torn and aerator inoperable reducing the capacity and redundancy of the plant. Sewage treatment equipment is also original and reaching the end of life. This project will replace the aerators and pond liners.

BUILDING #12 - TRUSTEE DORMITORY

$160,000

PRIORITY 1
0 - 2 years

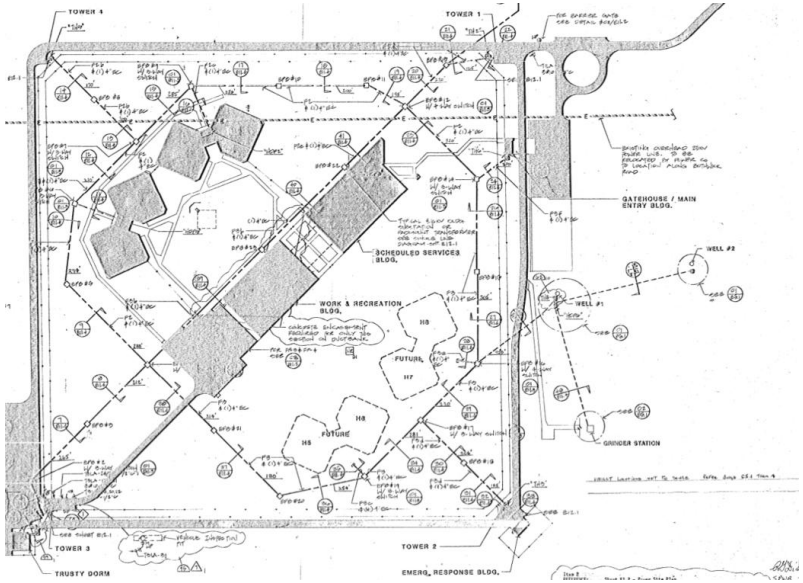


REINSTATED ADA - 10/28/2025

1426-ADA-1: RESTROOM REMODEL

The building's two restrooms are original construction and in poor condition. This project will fund the complete refurbishment of the restrooms. The scope of work may include tile replacement, installation of new sinks, toilets, showers, hardware, mirrors, fixtures, flooring, and finishes to improve functionality, appearance, and overall condition. The refurbishment should be executed in compliance with applicable accessibility codes.

ELY STATE PRISON SITE



$100,000

PRIORITY 1
0 - 2 years

IN PROGRESS SITE ISSUES - 10/20/2025

9941-SIT-2: SITE DRAINAGE AT MANHOLES

The Ely State Prison site has several manholes with 4160V equipment installed below grade and the drainage doesn't prevent water accumulations. Due to their location, staff are required to manually inspect and, when needed, lower sump pumps into the hole to drain the excess water. This creates a potential electrocution hazard. This project provides funding to install catch basins, French drains and additional drain piping as needed to carry the water away from the manholes.

BUILDING #14 - GATEHOUSE

$80,000

PRIORITY 1
0 - 2 years

NEW SECURITY - 10/28/2025

1428-SEC-1: SALLY PORT DOORS & CONTROLS REPLACEMENT

The Sallyport doors are original and approaching 40 years old. They are a main point of personnel traffic in and out of the prison and heavily used. Door are worn and replacement parts are difficult to source. This project will design and construct replacement doors and controls.

ESP SEWAGE GRINDER BUILDING

$75,000

PRIORITY 1
0 - 2 years

NEW SITE ISSUES - 10/29/2025

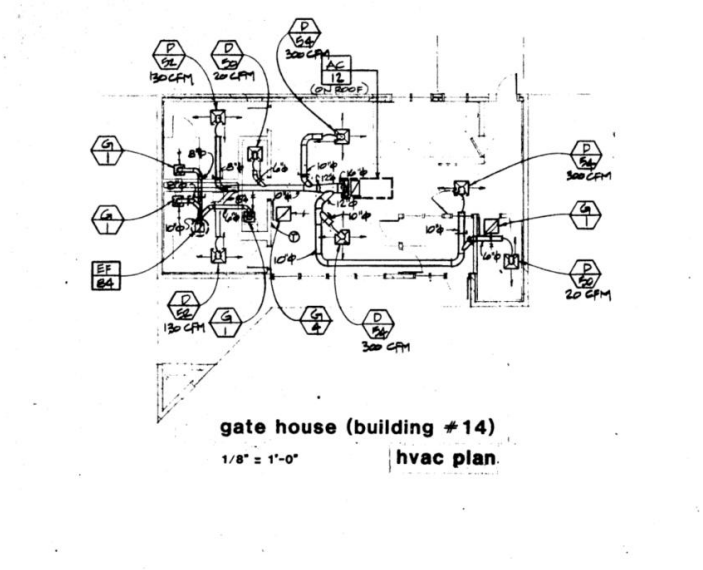
1617-SIT-1: HEADWORKS & EFFLUENT INFRASTRUCTURE REFURBISHMENT

The sewage treatment facility has seen minimal upgrades since its construction 38 years ago, resulting in aging infrastructure and operational vulnerabilities. Critical components, including the bar screens and sludge processing grinders, require thorough inspection and refurbishment. Additionally, the absence of documented procedures and limited on-site knowledge hinder effective operation, maintenance, and emergency response. This project proposes a comprehensive review and refurbishment of processing equipment, along with the development of a detailed training manual to support ongoing operations and enhance staff readiness.

BUILDING #14 - GATEHOUSE

$67,500

PRIORITY 1
0 - 2 years



NEW HVAC - 10/28/2025

1428-HVA-2: HVAC EQUIPMENT REPLACEMENT

The existing HVAC system consists of a small rooftop unit. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC units, ductwork and piping modifications, temperature control modifications, testing, balancing and commissioning.

BUILDING #10 - WORK & RECREATION

$55,000

PRIORITY 1
0 - 2 years

REINSTATED PLUMBING - 10/27/2025

1424-PLM-1: GREASE INTERCEPTOR REPLACEMENT

The underground grease interceptor to the west of the building is not currently operating correctly. Maintenance staff reported that the metal structure is two thirds disintegrated underground. This project would provide for the purchase and installation of a new grease interceptor and connection to the existing sewer system.

ELY STATE PRISON SITE

$20,000

PRIORITY 1
0 - 2 years

NEW PLUMBING - 10/29/2025

9941-PLM-4: UNDERGROUND DOMESTIC WATER SURVEY

The main underground potable water distribution system on site is PVC; however, a recent failure of a 1" galvanized steel underground lateral off the main caused significant damage and unplanned repair costs. This incident suggests the possible presence of other buried galvanized piping in the system. A survey is recommended to identify the extent of galvanized piping, locate all water main isolation valves, and provide remediation recommendations to prevent future failures and improve system reliability.

WATER TANK

$15,000

PRIORITY 1
0 - 2 years

NEW STRUCTURAL - 10/29/2025

2729-STR-1: TANK INSPECTION

In addition to the manufacturer's recommended annual maintenance, a comprehensive inspection and cleaning is advised every 5 to 10 years, depending on water quality and system usage. This detailed inspection includes, but is not limited to, evaluation of exterior foundations, surfaces, equipment, controls, interior roof and sidewall structures, liners, and removal of debris or sediment. This project proposes funding to engage a certified tank inspection company. Costs for any necessary cleaning or repairs are not included in this estimate.

BUILDING #9 - SCHEDULED SERVICES

$ 7,500

PRIORITY 1
0 - 2 years

NEW PLUMBING - 10/27/2025

1423-PLM-3: DUAL LEVEL DRINKING FOUNTAIN UPGRADE

The existing water fountain has failed, visibly built up mineral scale or is not complaint with Accessible Standards. For whatever reason, the drinking fountain needs to be replaced. This project recommends the removal of the existing water fountain and replacement with a dual height drinking fountain compliant with accessiblity standards. Note that a bottle filler integrated into a drinking fountain is for convenience and does not make the water fountain accessible.

HOUSING UNIT #3

$ 7,500

PRIORITY 1
0 - 2 years

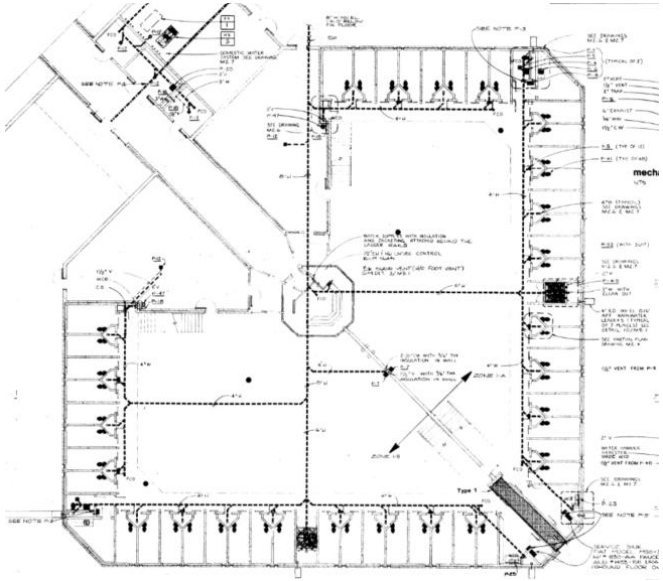
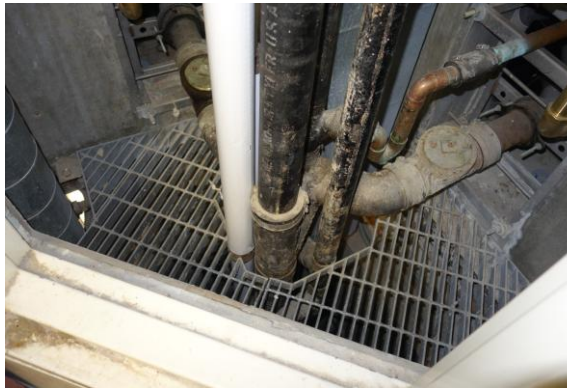


Image Applicable to Housing Units 1-8



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NEW PLUMBING - 10/24/2025

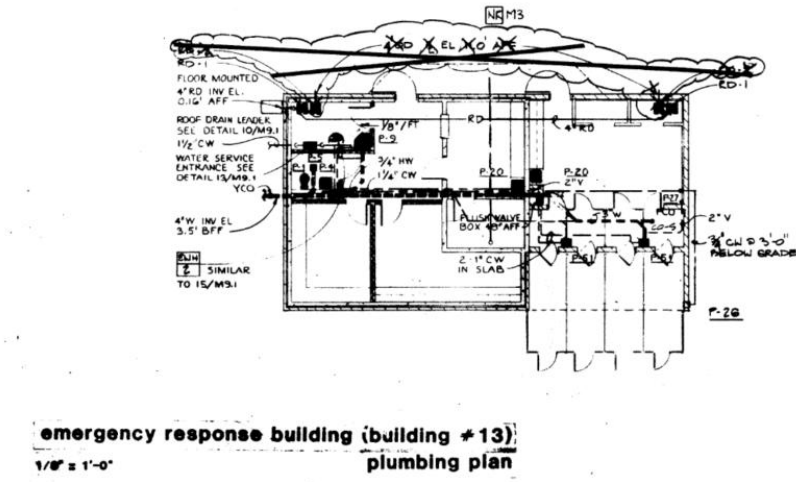
1417-PLM-3: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

BUILDING #13 - ARMORY

$ 7,500

PRIORITY 1
0 - 2 years



NEW PLUMBING - 10/28/2025

1427-PLM-2: BUILDING SEWER SURVEY

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HOUSING UNIT #7

$ 7,500

PRIORITY 1
0 - 2 years

REINSTATED ADA - 10/24/2025

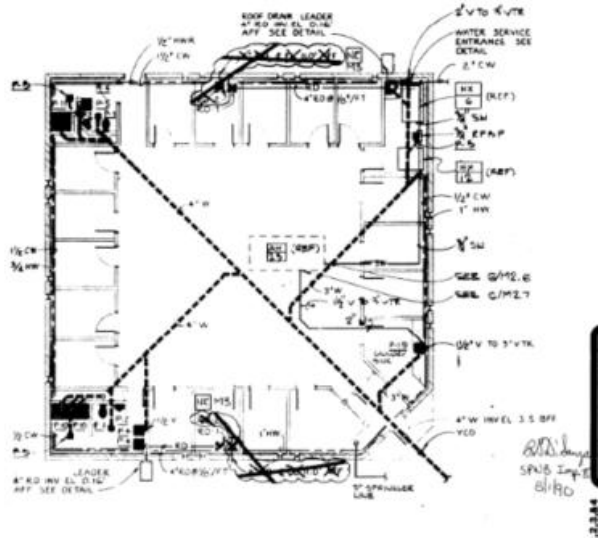
1421-ADA-2: DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

This building contains a water fountain that is not ADA compliant. The 2024 IBC states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

BUILDING #12 - TRUSTEE DORMITORY

$ 7,500

PRIORITY 1
0 - 2 years



NEW PLUMBING - 10/28/2025

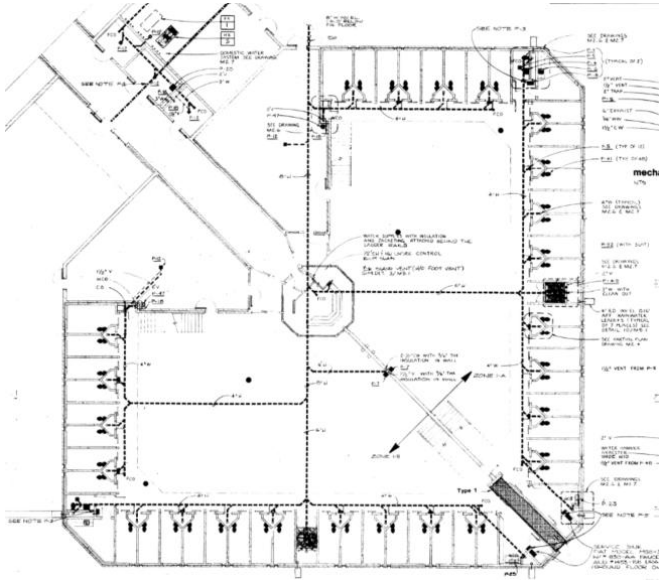
1426-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

HOUSING UNIT #5

$ 7,500

PRIORITY 1
0 - 2 years



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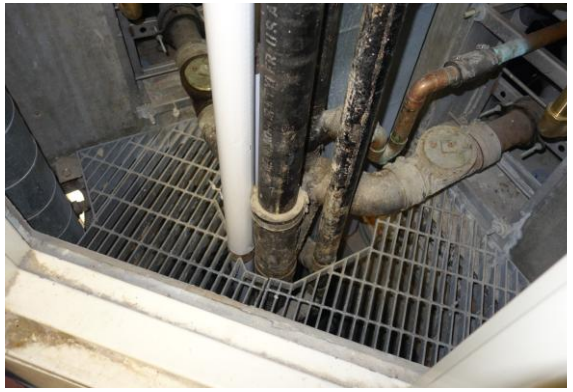

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NEW PLUMBING - 10/24/2025

1419-PLM-3: BUILDING SEWER SURVEY

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BUILDING #11 - WAREHOUSE/CENTRAL PLANT

$ 7,500

PRIORITY 1
0 - 2 years

NEW PLUMBING - 10/28/2025

1425-PLM-2: BUILDING SEWER SURVEY

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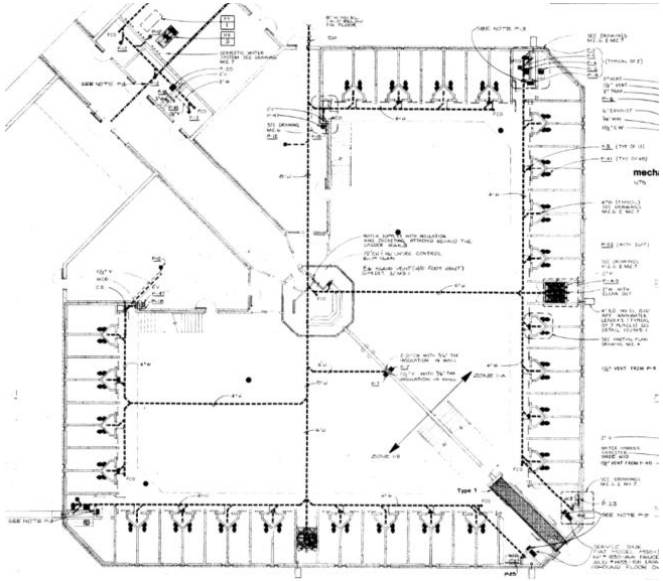
HOUSING UNIT #6

$ 7,500

PRIORITY 1
0 - 2 years



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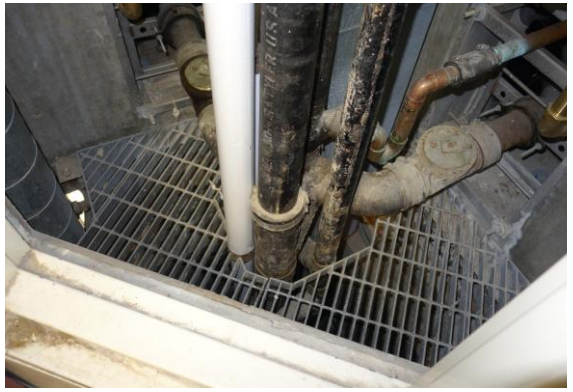

Image Applicable to Housing Units 1-8

NEW PLUMBING - 10/24/2025

1420-PLM-1: BUILDING SEWER SURVEY

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BUILDING #10 - WORK & RECREATION

$ 7,500

PRIORITY 1
0 - 2 years

NEW PLUMBING - 10/27/2025

1424-PLM-2: BUILDING SEWER SURVEY

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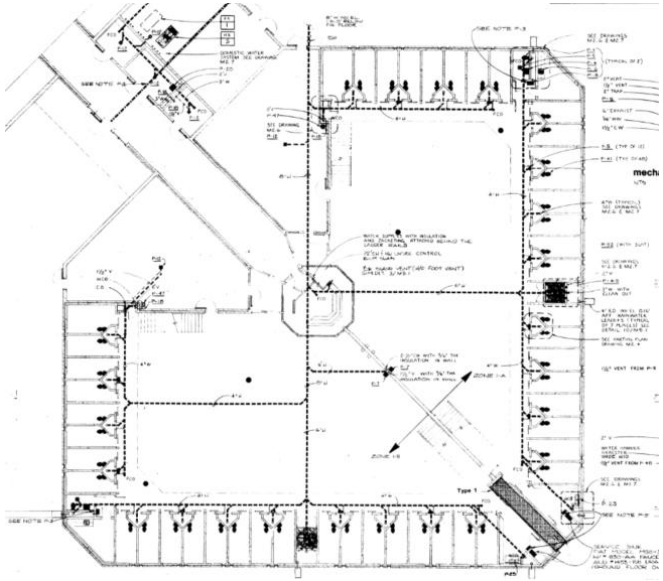
HOUSING UNIT #7

$ 7,500

PRIORITY 1
0 - 2 years



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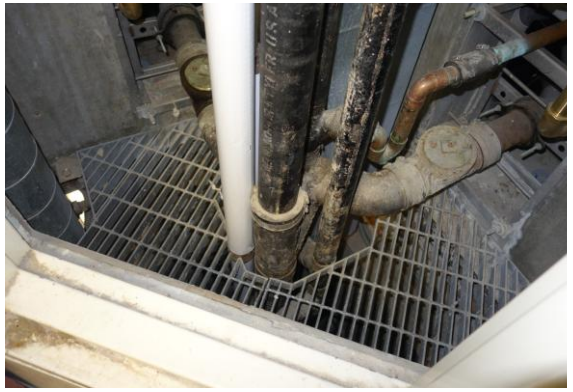

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NEW PLUMBING - 10/24/2025

1421-PLM-3: BUILDING SEWER SURVEY

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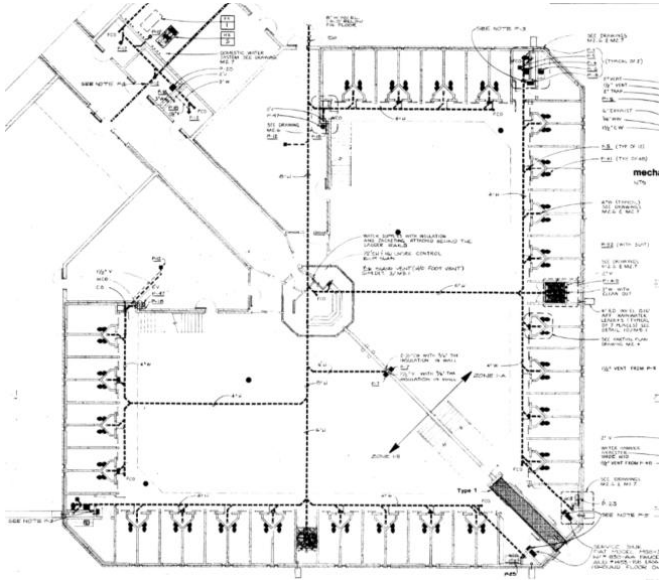
HOUSING UNIT #1

$ 7,500

PRIORITY 1
0 - 2 years



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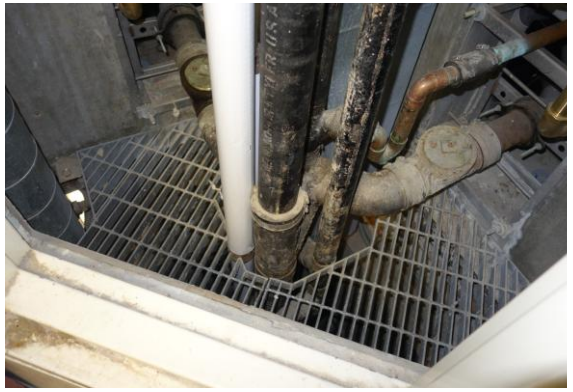


Image Applicable to Housing Units 1-8

NEW PLUMBING - 10/23/2025

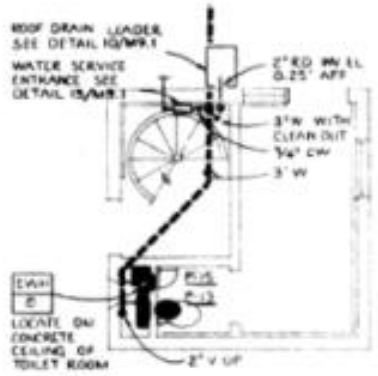
0699-PLM-3: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

TOWER #4

$ 7,500

PRIORITY 1
0 - 2 years



base T3

NEW PLUMBING - 10/29/2025

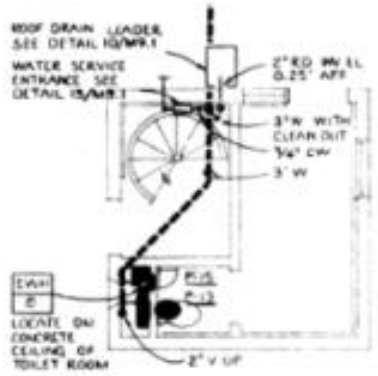
1432-PLM-3: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

TOWER #1

$ 7,500

PRIORITY 1
0 - 2 years



base T3

NEW PLUMBING - 10/29/2025

1429-PLM-3: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

BUILDING #9 - SCHEDULED SERVICES

$ 7,500

PRIORITY 1
0 - 2 years

NEW PLUMBING - 10/27/2025

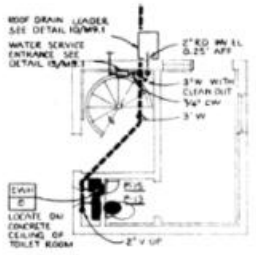
1423-PLM-2: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

TOWER #3

$ 7,500

PRIORITY 1
0 - 2 years



base T3

NEW PLUMBING - 10/29/2025

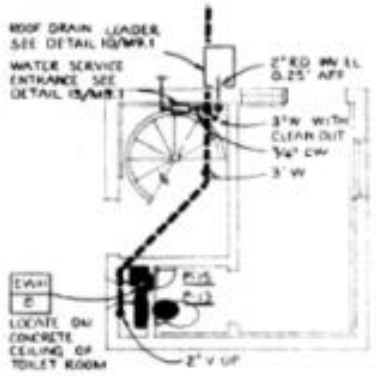
1431-PLM-3: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

TOWER #2

$ 7,500

PRIORITY 1
0 - 2 years



base T3

NEW PLUMBING - 10/29/2025

1430-PLM-3: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

BUILDING #14 - GATEHOUSE

$ 7,500

PRIORITY 1
0 - 2 years

NEW PLUMBING - 10/28/2025

1428-PLM-2: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

HOUSING UNIT #8

$ 7,500

PRIORITY 1
0 - 2 years

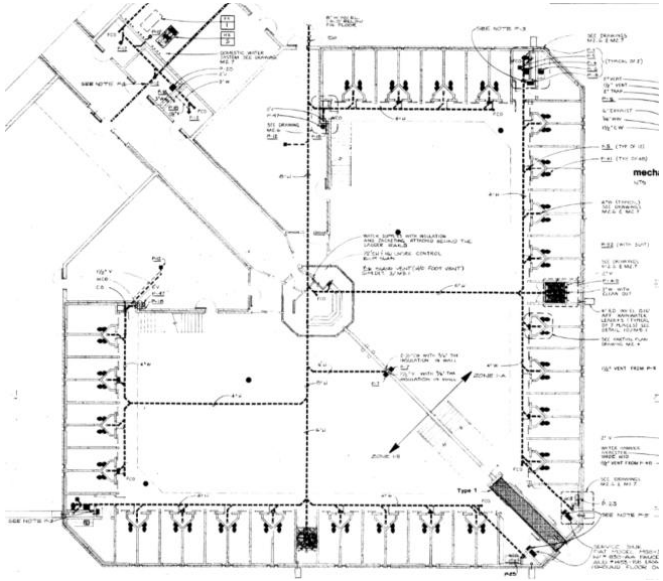


Image Applicable to Housing Units 1-8

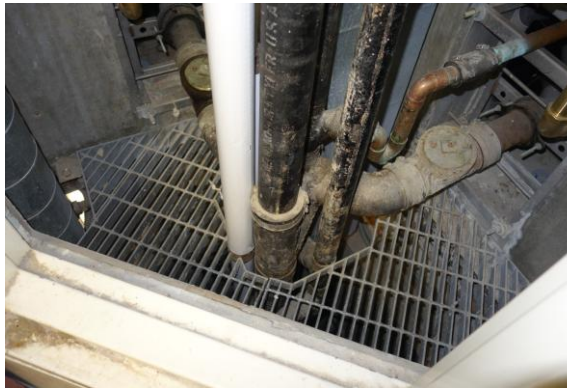


Image Applicable to Housing Units 1-8

NEW PLUMBING - 10/24/2025

1422-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

HOUSING UNIT #4

$ 7,500

PRIORITY 1
0 - 2 years

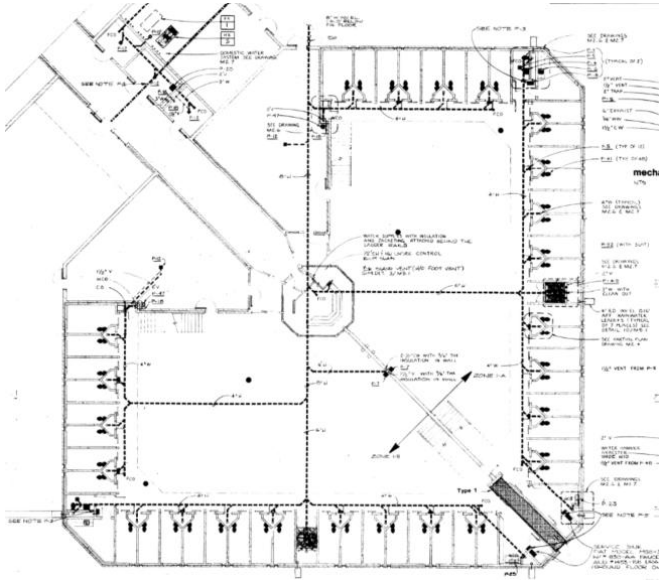


Image Applicable to Housing Units 1-8

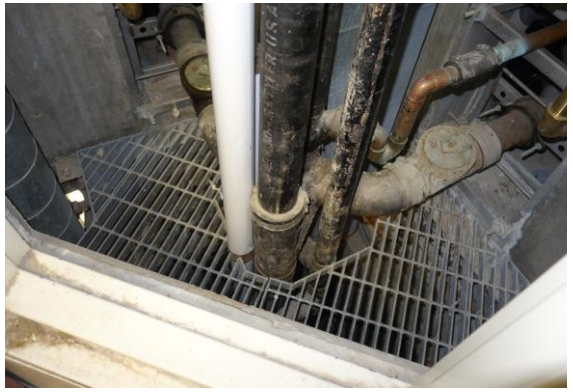


Image Applicable to Housing Units 1-8

NEW PLUMBING - 10/24/2025

1418-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

HOUSING UNIT #2

$ 7,500

PRIORITY 1
0 - 2 years

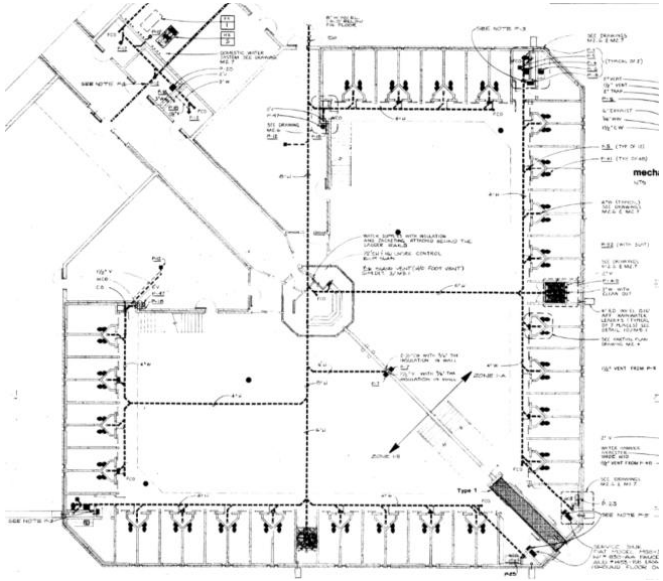


Image Applicable to Housing Units 1-8

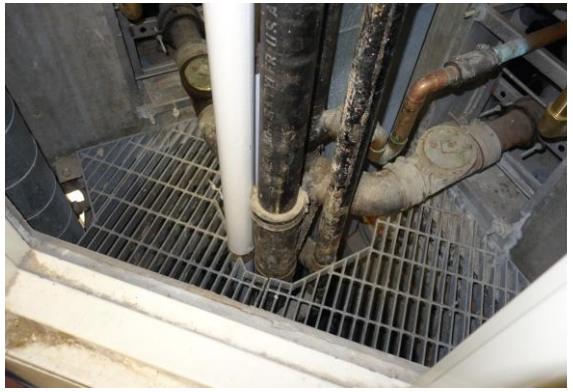


Image Applicable to Housing Units 1-8

NEW PLUMBING - 10/23/2025

0123-PLM-1: BUILDING SEWER SURVEY

The building was constructed during a period when a variety of materials were commonly used for the building drain, waste, and vent piping. Typical materials from this era include cast iron with lead and oakum joints, galvanized steel for vent lines, vitrified clay pipe for underground systems, and a low-cost, lightweight pipe made from compressed tar paper (commonly known as Orangeburg). Given the potential variability in materials and age-related deterioration, it is important to assess both the type and condition of the piping located within and beneath the building. This project recommends a comprehensive inspection of the sewer and vent system to evaluate its overall integrity. The costs associated with this inspection are exclusive of any potential repair or replacement work.

BUILDING #14 - GATEHOUSE

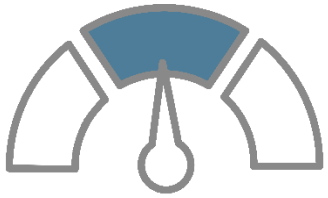
$ 5,500

PRIORITY 1
0 - 2 years

NEW PLUMBING - 10/28/2025

1428-PLM-3: DUAL LEVEL DRINKING FOUNTAIN UPGRADE

The existing water fountain has failed, visibly built up mineral scale or is not complaint with Accessible Standards. For whatever reason, the drinking fountain needs to be replaced. This project recommends the removal of the existing water fountain and replacement with a dual height drinking fountain compliant with accessibility standards. Note that a bottle filler integrated into a drinking fountain is for convenience and does not make the water fountain accessible.



PRIORITY 2: NECESSARY, PREEMPTIVE ATTENTION TO AVOID DETERIORATION

HOUSING UNIT #1

$1,850,600

PRIORITY 2
2 - 4 years

Image Applicable to Housing Units 1-8

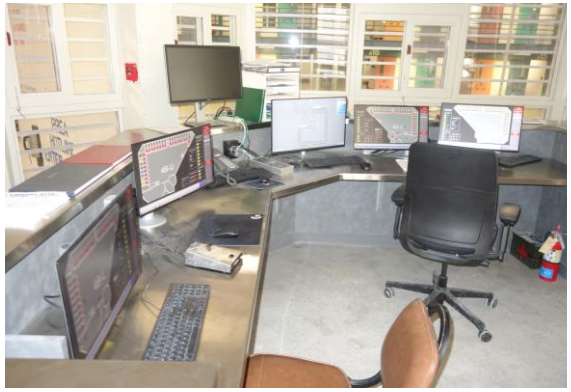


Image Applicable to Housing Units 1-8

REINSTATED SECURITY - 10/23/2025

0699-SEC-2: ELECTRONIC LOCKS/ CONTROLS REPLACEMENT

The door controls, door locks and intercom systems are approximatley 30 years old and parts are no longer available. This project will replace the intercoms, locks and controls in the Housing Unit.

HOUSING UNIT #6

$1,850,600

PRIORITY 2
2 - 4 years

Image Applicable to Housing Units 1-8

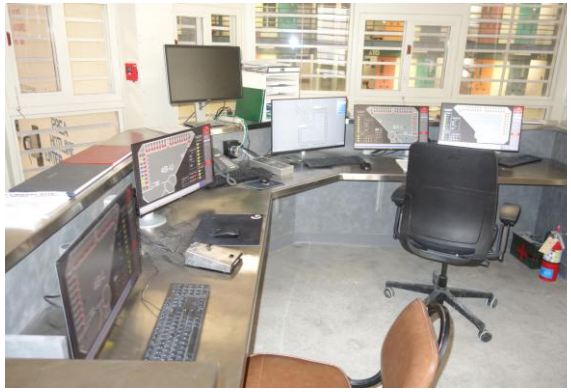


Image Applicable to Housing Units 1-8

REINSTATED SECURITY - 10/24/2025

1420-SEC-2: ELECTRONIC LOCKS/ CONTROLS REPLACEMENT

The door controls, door locks and intercom systems are approximatley 30 years old and parts are no longer available. This project will replace the intercoms, locks and controls in the Housing Unit.

HOUSING UNIT #2

$1,850,600

PRIORITY 2
2 - 4 years

Image Applicable to Housing Units 1-8

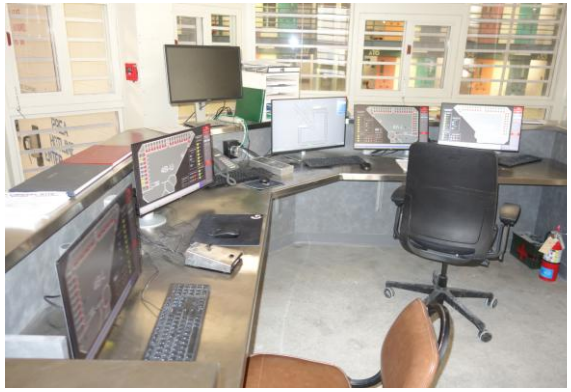


Image Applicable to Housing Units 1-8

REINSTATED SECURITY - 10/23/2025

0123-SEC-2: ELECTRONIC LOCKS/ CONTROLS REPLACEMENT

The door controls, door locks and intercom systems are approximatley 30 years old and parts are no longer available. This project will replace the intercoms, locks and controls in the Housing Unit.

HOUSING UNIT #7

$1,850,600

PRIORITY 2
2 - 4 years

Image Applicable to Housing Units 1-8

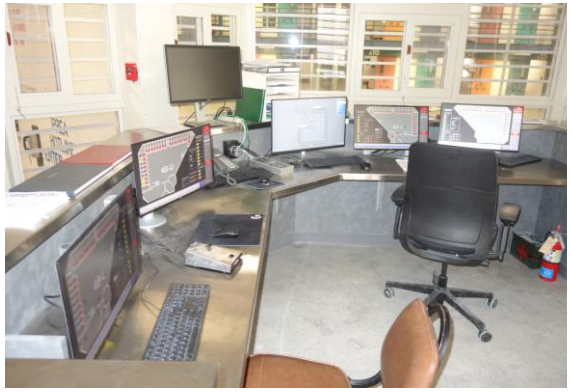


Image Applicable to Housing Units 1-8

REINSTATED SECURITY - 10/24/2025

1421-SEC-2: ELECTRONIC LOCKS/ CONTROLS REPLACEMENT

The door controls, door locks and intercom systems are approximatley 30 years old and parts are no longer available. This project will replace the intercoms, locks and controls in the Housing Unit.

HOUSING UNIT #5

$1,850,600

PRIORITY 2
2 - 4 years

Image Applicable to Housing Units 1-8

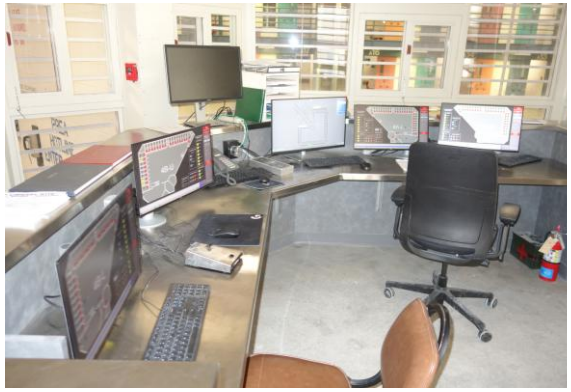


Image Applicable to Housing Units 1-8

REINSTATED SECURITY - 10/24/2025

1419-SEC-2: ELECTRONIC LOCKS / CONTROLS REPLACEMENT

The door controls, door locks and intercom systems are approximatley 30 years old and parts are no longer available. This project will replace the intercoms, locks and controls in the Housing Unit.

HOUSING UNIT #8

$1,850,600

PRIORITY 2
2 - 4 years

Image Applicable to Housing Units 1-8

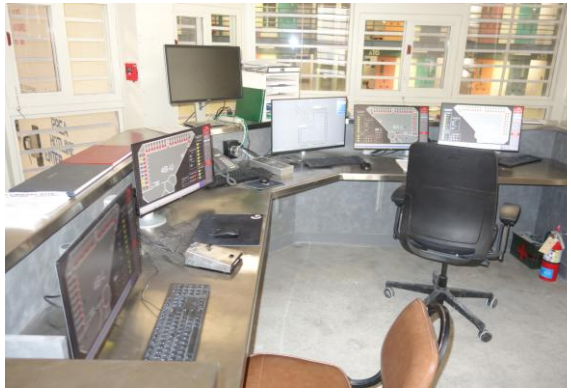


Image Applicable to Housing Units 1-8

REINSTATED SECURITY - 10/24/2025

1422-SEC-2: ELECTRONIC LOCKS/ CONTROLS REPLACEMENT

The door controls, door locks and intercom systems are approximatley 30 years old and parts are no longer available. This project will replace the intercoms, locks and controls in the Housing Unit.

ELY STATE PRISON SITE

$1,279,200

PRIORITY 2
2 - 4 years

NEW ENVIRONMENTAL - 10/29/2025

9941-ENV-2: FUEL ISLAND UST TANK REPLACEMENT

The three underground fuel storage tanks (UST's) supplying the Fuel Island appear to be original construction installed in 1987. Due to the age of underground piping and tanks, the potential for leaks is very high. The fuel dispensing systems are also original and have reached the end of their service life. Due to the existing conditions, the entire system is recommended to be replaced with above ground fuel storage tanks (AST's) system suitable for a corrections site. Soil contaminant removal and remediation are not included in this estimate.

ELY STATE PRISON SITE

$860,100

PRIORITY 2
2 - 4 years

NEW SITE ISSUES - 10/29/2025

9941-SIT-12: PATCH, CRACK & MICROSURFACE PAVING

The existing pavement system has significantly deteriorated, with concrete valley gutters exhibiting extensive spalling, widespread alligator cracking throughout the asphalt, and substantial surface ravelling. To address these issues, this project recommends replacing the concrete valley gutters, removing and patching severely deteriorated asphalt areas, and applying a microsurface overlay to restore surface integrity and extend the pavement's service life.

BUILDING #9 - SCHEDULED SERVICES

$510,000

PRIORITY 2
2 - 4 years

REINSTATED BUILDING INTERIOR - 10/28/2025

1423-INT-2: FLOORING REPLACEMENT

The sheet vinyl flooring in the Infirmary and vinyl composition tile (VCT) in the Library, Chapel and the Visitor's Room is approaching the end of its useful life and has some damage. It is recommended that the flooring in these areas be replaced. This project would provide for 17,000 square feet of new 12x12 VCT and sheet vinyl to be installed. Removal and disposal of the old, damaged flooring is included in this estimate.

BUILDING #10 - WORK & RECREATION

$160,000

PRIORITY 2
2 - 4 years

NEW BUILDING EXTERIOR - 10/28/2025

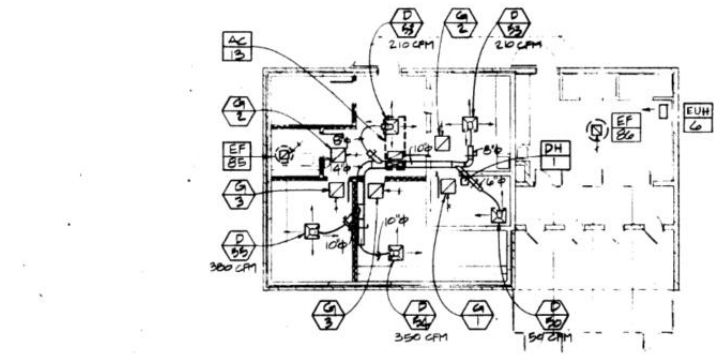
1424-EXT-5: LOADING DOCK UPGRADE

The three manual dock levelers at the loading dock are original to the building and have reached the end of their service life. These units are heavily utilized in support of food service and other inmate-related operations. This project proposes the replacement of all three manual dock levelers with new manual units. The scope also includes the removal and disposal of the existing equipment, as well as the replacement of deteriorated concrete surrounding the levelers to ensure proper installation and long-term performance.

BUILDING #13 - ARMORY

$84,000

PRIORITY 2
2 - 4 years



emergency response building (building #13)
1/8" = 1'-0" hvac plan

REINSTATED HVAC - 10/28/2025

1427-HVA-1: HVAC REPLACEMENT

The existing HVAC system consists of a small unit heater and a rooftop air handler. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of new HVAC units, ductwork and piping modifications, temperature control modifications, testing, balancing and commissioning.

HOUSING UNIT #1

$75,600

PRIORITY 2
2 - 4 years

REINSTATED PLUMBING - 10/23/2025

0699-PLM-1: WATER TREATMENT SYSTEM REPLACEMENT

The building's existing water softening and treatment system is original, non-operational, and at the end of their service life, causing increased wear on plumbing fixtures, domestic water lines, and HVAC equipment. This project will replace the outdated system with new, high-efficiency equipment and implement a chemical treatment program. The scope includes installation of updated chemical control systems, ongoing service, and employee training by a qualified water treatment vendor to improve water quality, protect infrastructure, and enhance system reliability.

HOUSING UNIT #7

$75,000

PRIORITY 2
2 - 4 years

REINSTATED PLUMBING - 10/24/2025

1421-PLM-1: WATER TREATMENT SYSTEM REPLACEMENT

The building's existing water softening and treatment system is original, non-operational, and at the end of their service life, causing increased wear on plumbing fixtures, domestic water lines, and HVAC equipment. This project will replace the outdated system with new, high-efficiency equipment and implement a chemical treatment program. The scope includes installation of updated chemical control systems, ongoing service, and employee training by a qualified water treatment vendor to improve water quality, protect infrastructure, and enhance system reliability.

BUILDING #9 - SCHEDULED SERVICES

$45,000

PRIORITY 2
2 - 4 years

Image from 2015 FCA Survey

Image from 2015 FCA Survey

REINSTATED BUILDING INTERIOR - 10/24/2025

1423-INT-3: COUNTERTOP REPLACEMENT

The countertops throughout the building are showing signs of wear and tear particularly at the Formica edges and corners. The quality of construction and installation were inadequate for the high usage at these facilities, and the counter tops are delaminating and failing. This project recommends the replacement of the existing damaged countertops with heavy duty, quality finishes. The countertops should be constructed of a highly durable product to minimize swelling and damage from water exposure. This estimate includes disposal of the existing materials.

BUILDING #9 - SCHEDULED SERVICES

$45,000

PRIORITY 2
2 - 4 years

REINSTATED BUILDING INTERIOR - 10/24/2025

1423-INT-4: HOSPITAL CRASH RAIL REPLACEMENT

The medical wing has a crash guard system installed to protect the walls from damage from gurneys and medical equipment. Over the years, it has sustained moderate damage and is approaching the end of its useful life. This project provides for the replacement of the existing system with a new one, including vinyl cover and aluminum retaining clips.

BUILDING #11 - WAREHOUSE/CENTRAL PLANT

$40,000

PRIORITY 2
2 - 4 years

NEW BUILDING EXTERIOR - 10/28/2025

1425-EXT-4: LOADING DOCK SEAL REPLACEMENT

Four of the loading dock doors on the building are equipped with dock seals designed to facilitate truck unloading during inclement weather. However, the existing seals are damaged and no longer provide effective protection or functionality. This project recommends the complete replacement of all four dock seals to restore proper weatherproofing and operational efficiency.

BUILDING #11 - WAREHOUSE/CENTRAL PLANT

$30,000

PRIORITY 2
2 - 4 years

REINSTATED BUILDING EXTERIOR - 10/28/2025

1425-EXT-3: EXTERIOR STAIR REPAIRS

The 2 sets of exterior concrete stairs on the south side of the building are spalled and cracking. This has also compromised the structural anchoring of the guard rails. This project recommends a complete replacement of the concrete stairs, including the guard rails with a new stair system in accordance to applicable codes.

HOUSING UNIT #5

$20,000

PRIORITY 2
2 - 4 years

REINSTATED PLUMBING - 10/24/2025

1419-PLM-1: WATER TREATMENT SYSTEM REPLACEMENT

The building's existing water softening and treatment system is original, non-operational, and at the end of their service life, causing increased wear on plumbing fixtures, domestic water lines, and HVAC equipment. This project will replace the outdated system with new, high-efficiency equipment and implement a chemical treatment program. The scope includes installation of updated chemical control systems, ongoing service, and employee training by a qualified water treatment vendor to improve water quality, protect infrastructure, and enhance system reliability.

HOUSING UNIT #3

$20,000

PRIORITY 2
2 - 4 years

REINSTATED PLUMBING - 10/24/2025

1417-PLM-1: WATER TREATMENT SYSTEM REPLACEMENT

The building's existing water softening and treatment system is original, non-operational, and at the end of their service life, causing increased wear on plumbing fixtures, domestic water lines, and HVAC equipment. This project will replace the outdated system with new, high-efficiency equipment and implement a chemical treatment program. The scope includes installation of updated chemical control systems, ongoing service, and employee training by a qualified water treatment vendor to improve water quality, protect infrastructure, and enhance system reliability.

TOWER #2

$15,000

PRIORITY 2
2 - 4 years

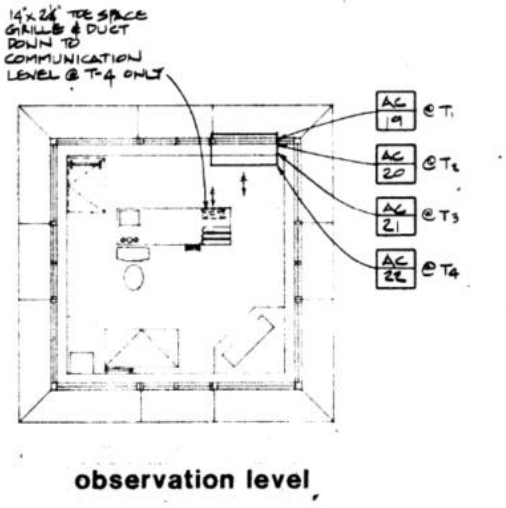


Image Applicable to Towers 1-4

REINSTATED HVAC - 10/28/2025

1430-HVA-1: HVAC REPLACEMENT

The combination in-wall HVAC unit and small electric heater are original to the building and should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new combination unit and electric heater. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

TOWER #1

$15,000

PRIORITY 2
2 - 4 years

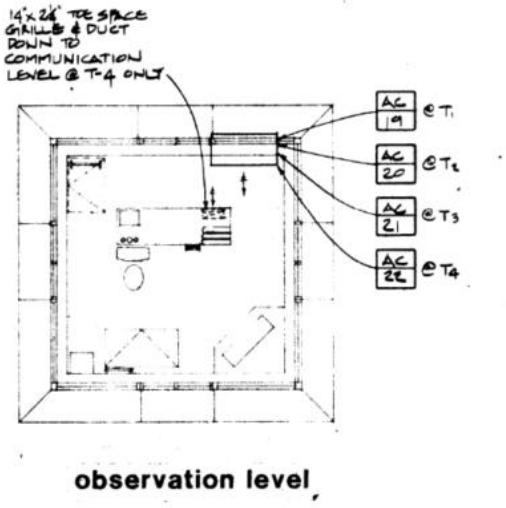


Image Applicable to Towers 1-4

REINSTATED HVAC - 10/28/2025

1429-HVA-1: HVAC REPLACEMENT

The combination in-wall HVAC unit and small electric heater are original to the building and should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new combination unit and electric heater. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

TOWER #3

$15,000

PRIORITY 2
2 - 4 years

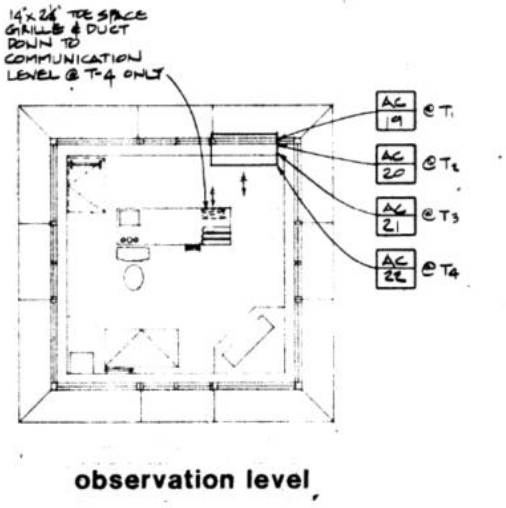


Image Applicable to Towers 1-4

REINSTATED HVAC - 10/28/2025

1431-HVA-1: HVAC REPLACEMENT

The combination in-wall HVAC unit and small electric heater are original to the building and should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new combination unit and electric heater. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

TOWER #4

$15,000

PRIORITY 2
2 - 4 years

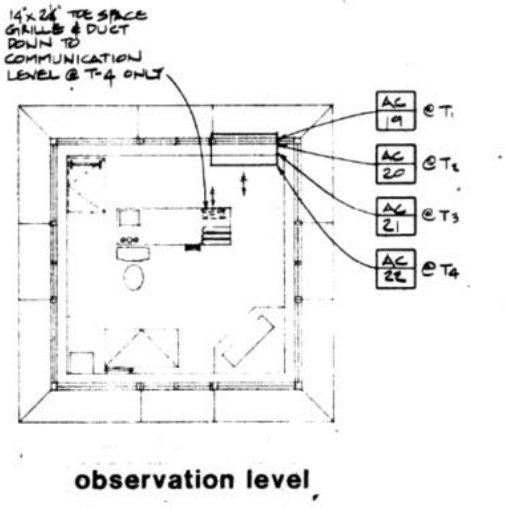


Image Applicable to Towers 1-4

REINSTATED HVAC - 10/28/2025

1432-HVA-1: HVAC REPLACEMENT

The combination in-wall HVAC unit and small electric heater are original to the building and should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new combination unit and electric heater. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

BUILDING #9 - SCHEDULED SERVICES

$ 9,800

PRIORITY 2
2 - 4 years

REINSTATED BUILDING INTERIOR - 10/24/2025

1423-INT-5: JANITORS CLOSET REPAIRS

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of seven Janitors Closets.

BUILDING #14 - GATEHOUSE

$ 7,500

PRIORITY 2
2 - 4 years

REINSTATED ENVIRONMENTAL - 10/28/2025

1428-ENV-1: NONABSORBENT FINISHES

2024 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet and bathing rooms that extends upward onto the walls at least 6 inches, within 2 feet of the sides of urinals and water closets to a height of 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. There are several areas of painted gypsum board near fixtures in the restrooms that do not meet these requirements. This project recommends adding tile to the non-compliant areas to comply with this code section.

BUILDING #10 - WORK & RECREATION

$ 5,000

PRIORITY 2
2 - 4 years

REINSTATED BUILDING INTERIOR - 10/27/2025

1424-INT-5: JANITORS CLOSET REPAIRS

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of two Janitors Closets.

EQUIPMENT STORAGE

$ 4,000

PRIORITY 2
2 - 4 years

REINSTATED BUILDING EXTERIOR - 10/29/2025

2242-EXT-2: FASCIA REPLACEMENT

The wood fascia around the eaves of the roof is worn and weathered. This project would provide for a pre-finished sheetmetal overlay to protect the unsightly and weather checked wood facia.

EQUIPMENT STORAGE

$ 3,500

PRIORITY 2
2 - 4 years

REINSTATED BUILDING EXTERIOR - 10/29/2025

2242-EXT-3: EXTERIOR DOOR REPLACEMENT

The existing exterior door is hung on a wood jamb with wood trim that weathers and creates additional maintenance. The project recommends the removal and replacement of the exterior door with a metal door system suitable for a pre-engineered metal building which provides a prefinished metal door & jamb system that requires no maintenance.

PRIORITY 3 : LONG TERM NEEDS, PLANNING AND IMPROVEMENTS

BUILDING #11 - WAREHOUSE/CENTRAL PLANT

$605,000

PRIORITY 3
4 - 10 years

NEW HVAC - 10/28/2025

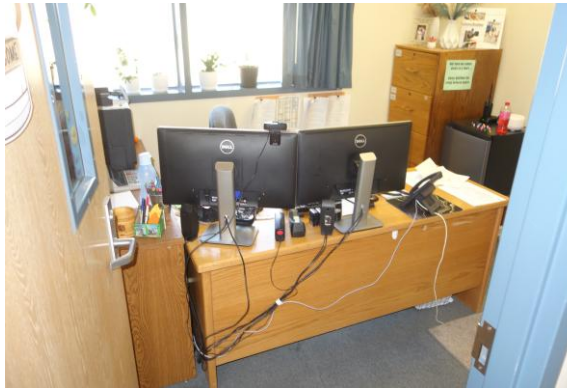
1425-HVA-5: CULINARY REFRIGERATION REPLACEMENT

The walk-in coolers and freezers are critical to the site's culinary operations. Currently, the refrigeration systems serving these units are 13 years old, nearing the typical 15 - 20 year life expectancy for such equipment. To ensure continued, reliable operation and prevent potential service disruptions, this project proposes the replacement of the refrigeration systems, including associated refrigerant lines.

BUILDING #9 - SCHEDULED SERVICES

$282,500

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 10/24/2025

1423-INT-6: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

BUILDING #9 - SCHEDULED SERVICES

$282,500

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/24/2025

1423-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

BUILDING #10 - WORK & RECREATION

$280,000

PRIORITY 3
4 - 10 years

NEW HVAC - 10/28/2025

1424-HVA-5: CULINARY REFRIGERATION REPLACEMENT

The walk-in coolers and freezers are critical to the site's culinary operations. Currently, the refrigeration systems serving these units are 9 years old, nearing the typical 15 - 20 year life expectancy for such equipment. To ensure continued, reliable operation and prevent potential service disruptions, this project proposes the replacement of the refrigeration systems, including associated refrigerant lines.

BUILDING #10 - WORK & RECREATION

$243,000

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/28/2025

1424-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

BUILDING #10 - WORK & RECREATION

$243,000

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/27/2025

1424-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

BUILDING #11 - WAREHOUSE/CENTRAL PLANT

$176,900

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/28/2025

1425-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOUSING UNIT #4

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/24/2025

1418-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

HOUSING UNIT #2

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/23/2025

0123-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOUSING UNIT #1

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/23/2025

0699-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOUSING UNIT #1

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/23/2025

0699-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

HOUSING UNIT #3

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/24/2025

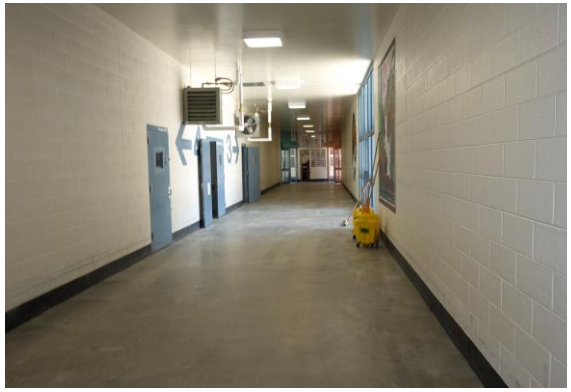
1417-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOUSING UNIT #3

$149,400

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 10/28/2025

1417-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

HOUSING UNIT #4

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/24/2025

1418-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOUSING UNIT #8

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/24/2025

1422-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOUSING UNIT #5

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/24/2025

1419-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOUSING UNIT #5

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/24/2025

1419-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

HOUSING UNIT #6

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/24/2025

1420-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

HOUSING UNIT #8

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/24/2025

1422-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

HOUSING UNIT #7

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/24/2025

1421-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

HOUSING UNIT #7

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/24/2025

1421-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOUSING UNIT #6

$149,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/24/2025

1420-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

HOUSING UNIT #2

$149,350

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/30/2025

0123-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

BUILDING #10 - WORK & RECREATION

$55,000

PRIORITY 3
4 - 10 years

NEW ADA - 10/30/2025

1424-ADA-2: WALKING RAMP REPLACEMENT

The walking ramp on the West side of the building in the loading dock is failing and should be planned for replacement. One of the guard rail post anchors is fully exposed compromising the structural integrity. This project recommends a complete replacement of the ramp and guard rail system.

BUILDING #12 - TRUSTEE DORMITORY

$36,000

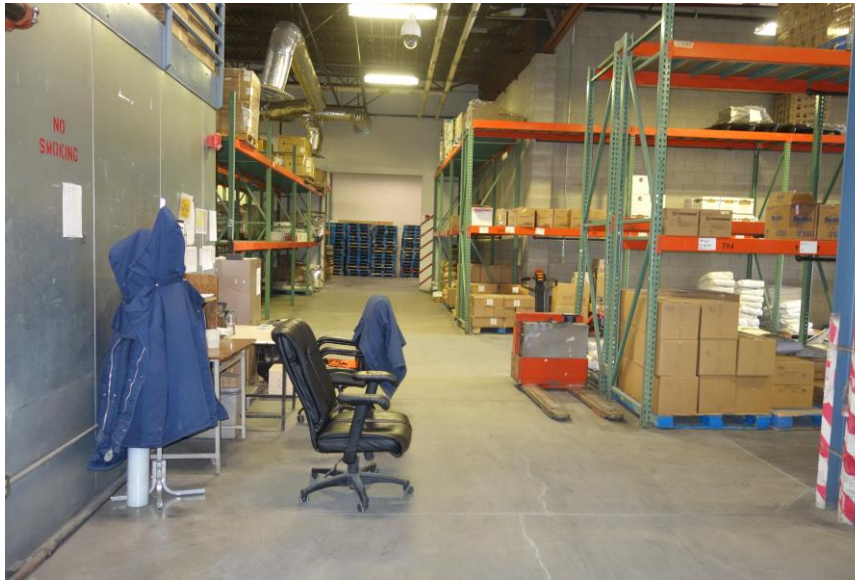
PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/28/2025

1426-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

BUILDING #11 - WAREHOUSE/CENTRAL PLANT



$35,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/28/2025

1425-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the painted interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

BUILDING #12 - TRUSTEE DORMITORY

$25,200

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/28/2025

1426-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

BUILDING #13 - ARMORY

$ 8,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/28/2025

1427-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

BUILDING #13 - ARMORY

$ 8,400

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/28/2025

1427-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

BUILDING #14 - GATEHOUSE

$ 6,750

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/28/2025

1428-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

BUILDING #14 - GATEHOUSE

$ 6,750

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/28/2025

1428-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

TOWER #3

$ 5,800

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/28/2025

1431-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

TOWER #1

$ 5,800

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/28/2025

1429-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

TOWER #2

$ 5,800

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/28/2025

1430-INT-1: INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

TOWER #4

$ 5,800

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/28/2025

1432-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

TOWER #4

$ 5,800

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/28/2025

1432-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

TOWER #2

$ 5,800

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/28/2025

1430-EXT-2: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

TOWER #1

$ 5,800

PRIORITY 3
4 - 10 years

REINSTATED BUILDING INTERIOR - 10/28/2025

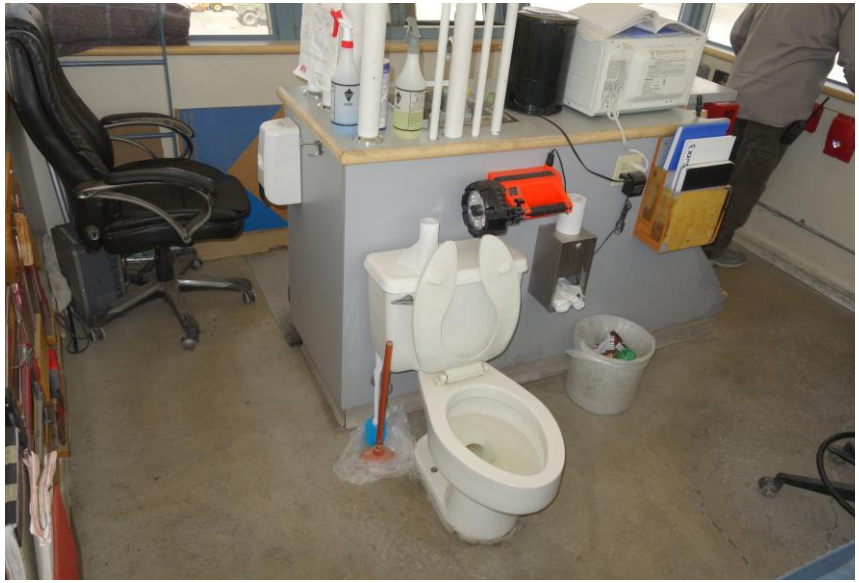
1429-INT-1: INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be repainted within the next 5 - 7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

TOWER #3

$ 5,800

PRIORITY 3
4 - 10 years



REINSTATED BUILDING INTERIOR - 10/28/2025

1431-INT-1: INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the interior walls and ceilings be repainted within the next 5 -7 years. Prior to painting, all surfaces should be properly repaired and prepared to ensure a durable and uniform finish. In wet or high humidity areas, the use of an epoxy-based paint is recommended to enhance moisture resistance and durability. To preserve the quality of interior finishes and support the longevity of the structure, ongoing building maintenance should be scheduled on a regular, cyclical basis.

ESP SEWAGE GRINDER BUILDING

$ 4,300

PRIORITY 3
4 - 10 years

REINSTATED BUILDING EXTERIOR - 10/29/2025

1617-EXT-1: EXTERIOR FINISHES

The exterior finishes of the building are in fair condition, and maintaining the building's finish, weather resistance, and appearance is essential. This project will fund improvements to protect the exterior envelope of the building, excluding the roof. The scope includes painting, staining, or sealing the exterior walls and doors, caulking around windows, flashing, fixtures, and all other exterior penetrations. It is recommended that this work be completed within the next 6 - 8 years and scheduled on a recurring maintenance cycle to preserve the structural integrity and visual condition of the facility.

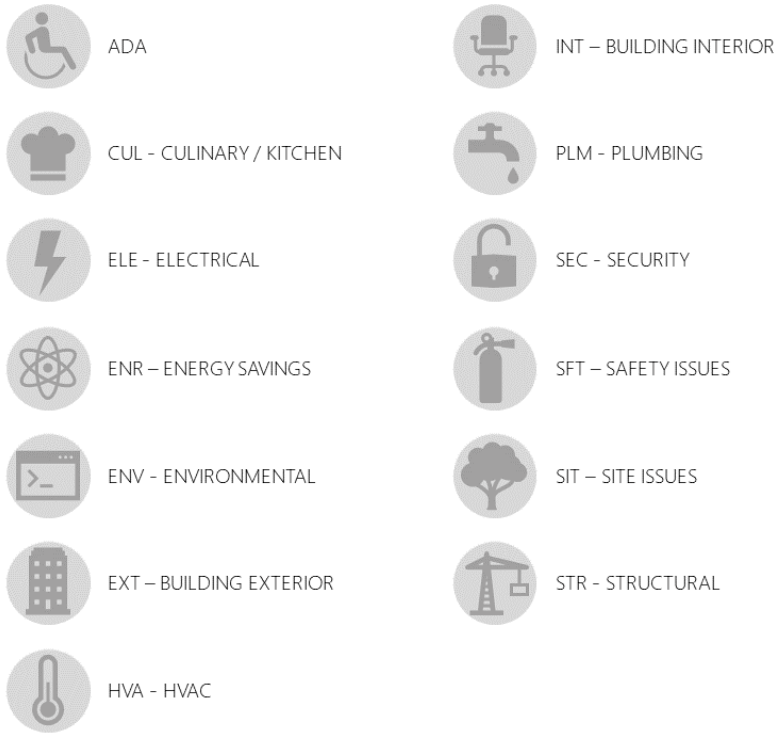
APPENDIX A – BUILDING MANAGEMENT CATEGORIES

BUILDING SYSTEMS

FIGURE 3 is a list of the current project building management categories. The Project ID contains the following:

<SITE #><BUILDING MANAGEMENT CATEGORY><ARBITRARY #>

FIGURE 3. Example: **9999ADA1 and 9999HVA2**



APPENDIX B – REVISION HISTORY

VERSION	DATE	AMENDMENT
0	1/5/2026	Initial.